

DOCUMENT NO. 25095
ADOPTED 9/29/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF URBAN ACCESS, INC. OF 230 WEST
CANTON STREET, BOSTON, MA
DISPOSITION OF PARCELS SWC-4a and SWC-4b
IN THE HYDE PARK SECTION OF THE CITY OF BOSTON

WHEREAS, Urban Access, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels SWC-4a and SWC-4b on River and Gordon Streets in the Hyde Park section of the City of Boston; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Access, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcels SWC-4a and SWC-4b on River and Gordon Streets in the Hyde Park section of the City of Boston subject to:

- (a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (b) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and marketing schedule.
- (c) Further community review and discussions.

2. That disposal of Parcels SWC-4a and SWC-4b by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Director is authorized to execute a license with the developer to enter upon this Authority-owned property for purposes of surveys and site investigations.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



SWC-4





**Pioneer
Financial**

A COOPERATIVE BANK

40 Washington Street
Wellesley Hills, MA 02181
Telephone (617) 237-5880
(800) 445-5531

March 18, 1988

Mr. Victor Jorrin
Urban Access
230 West Canton Street
Boston, MA 02116

Dear Mr. Jorrin:

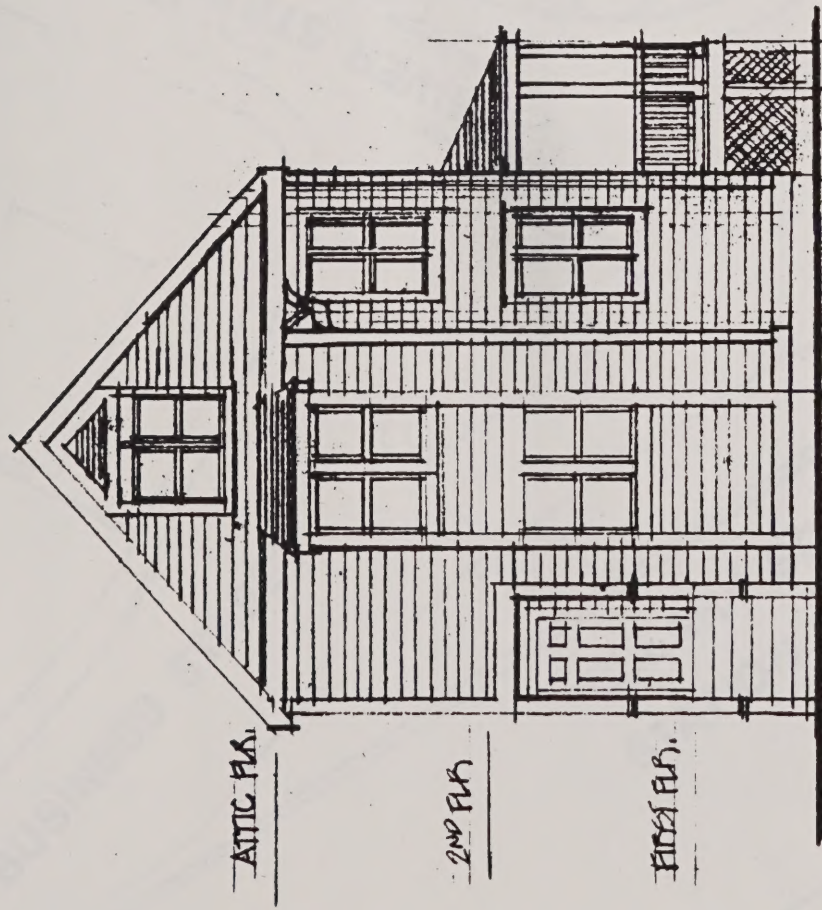
We have reviewed your proposals for developing the two sites in Hyde Park. The two parcels are SWC-4(a + b) and SWC-6(a + b). We are very interested in working with you in the financing of these two projects.

Naturally, we will pursue the normal credit review procedures for Urban Access and also evaluate the projects before the financing is approved.

At this point we intend to be involved with your projects and expect no difficulties.

Sincerely,

Richard S. Fedele
Loan Representative



ATTIC FL.

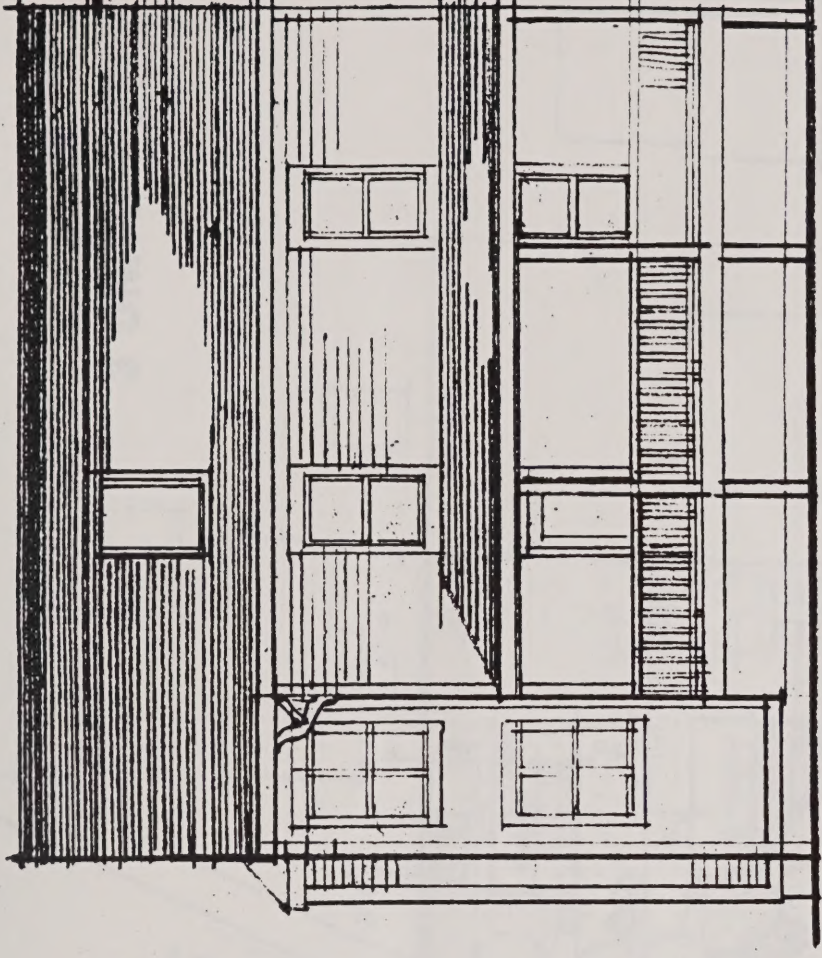
2ND FL.

1ST FL.

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

TWO FAMILY UNIT



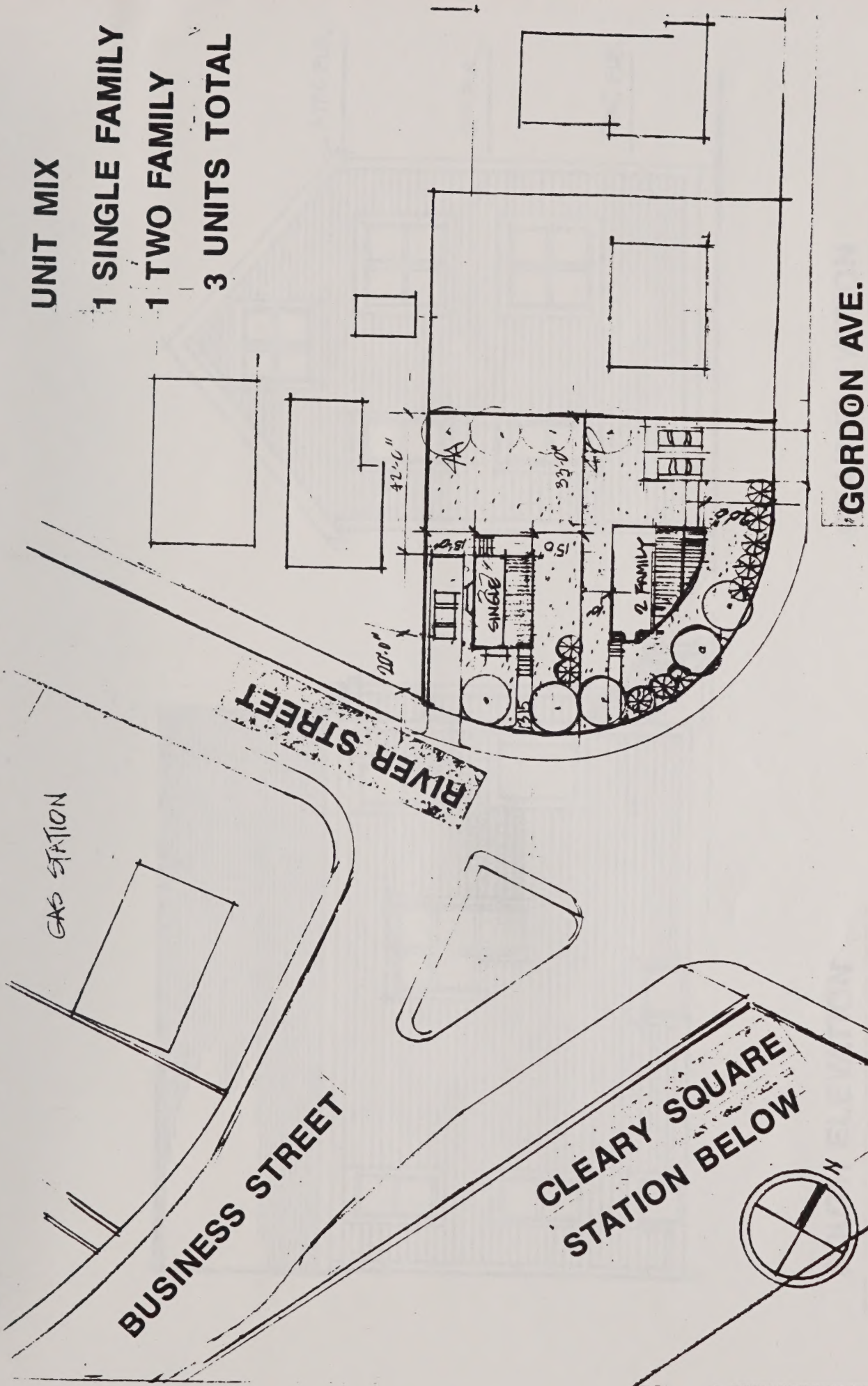
NORTH ELEVATION

UNIT MIX

1 SINGLE FAMILY

1 TWO FAMILY

3 UNITS TOTAL

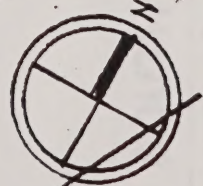


GORDON AVE.

RIVER STREET

BUSINESS STREET

CLEARY SQUARE
STATION BELOW

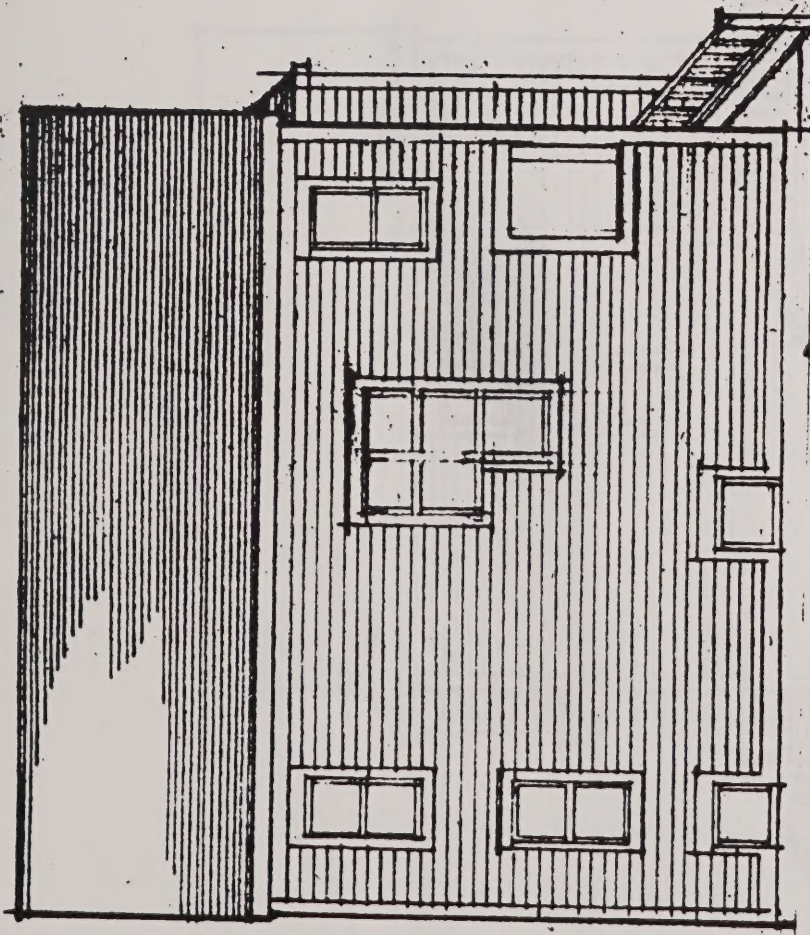


SITE PLAN

SCALE: 1" = 40'-0"

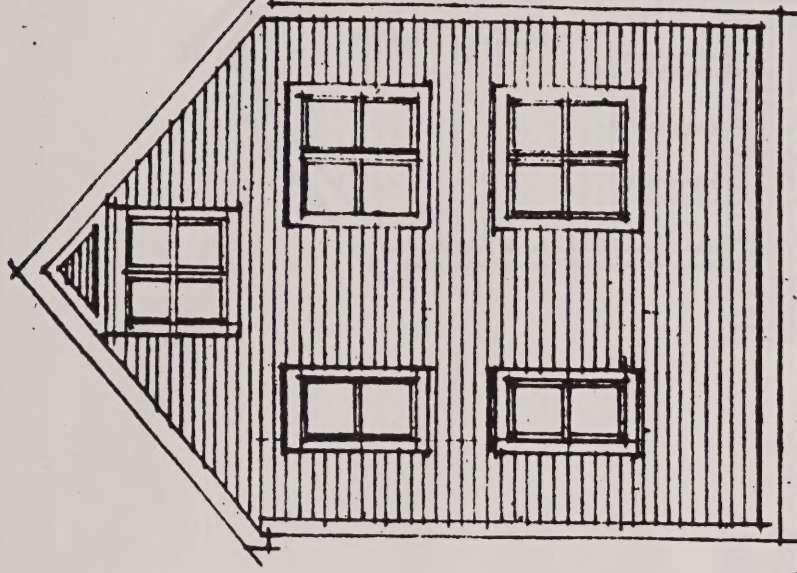
PARCELS 4A & 4B

URBAN ACCESS INC
Architects & Planners, AIA
230 West Canton St. Boston, MA 02118



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

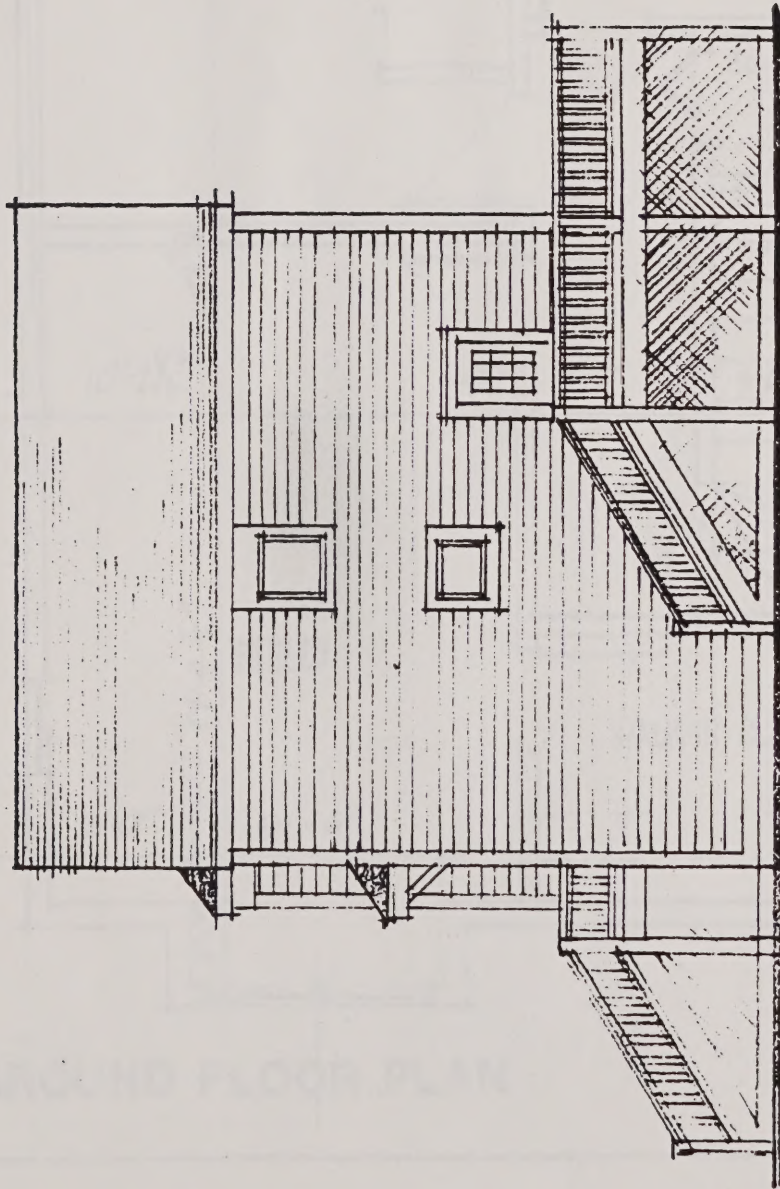


REAR ELEVATION

ATTIC FUR.

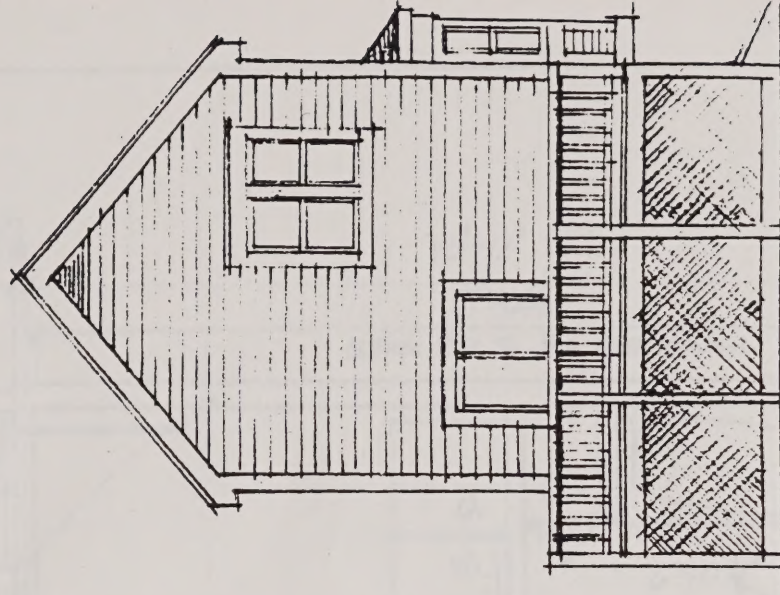
2ND FUR.

FIRST FUR.

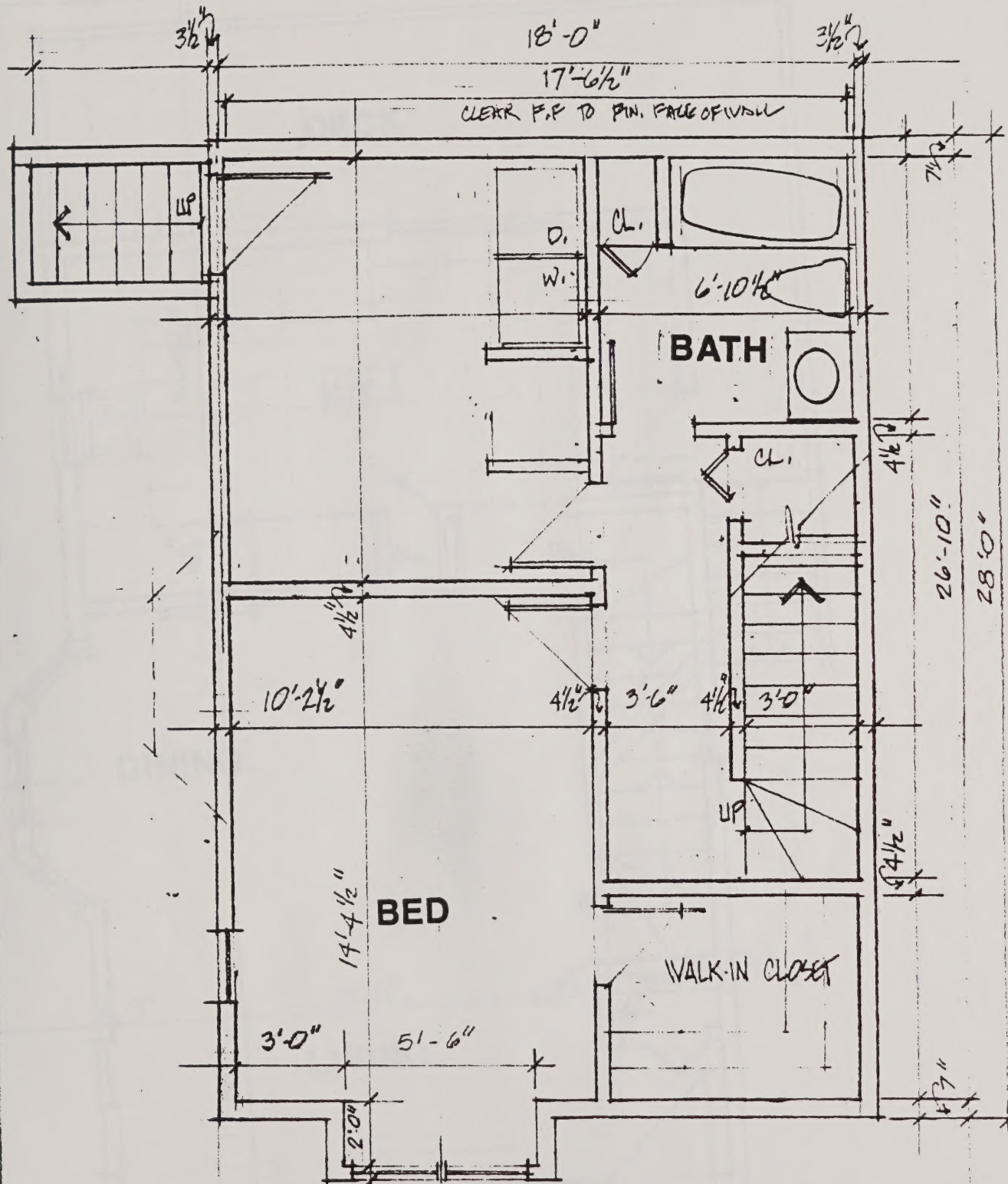


NORTH ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION



GROUND FLOOR PLAN

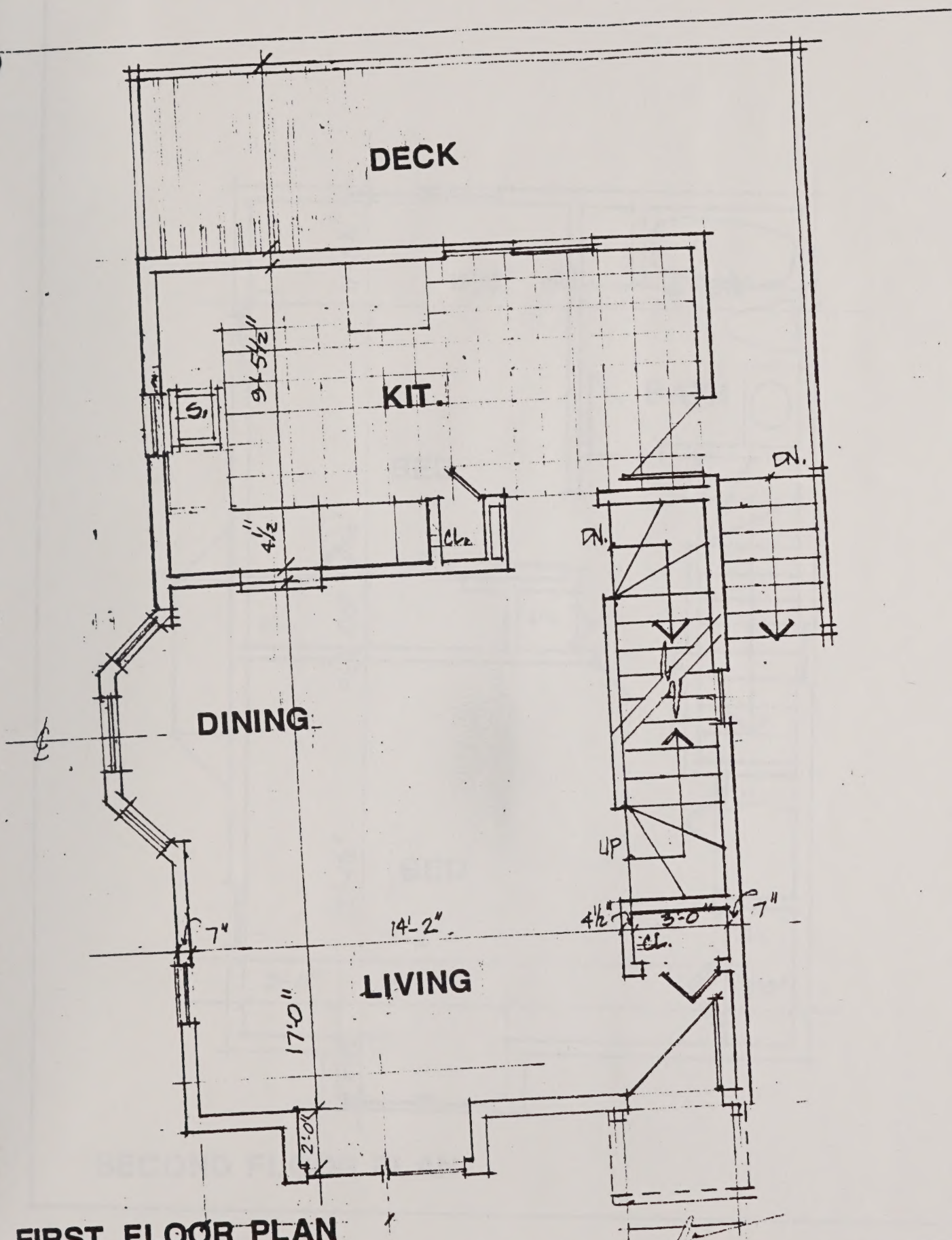
DECK

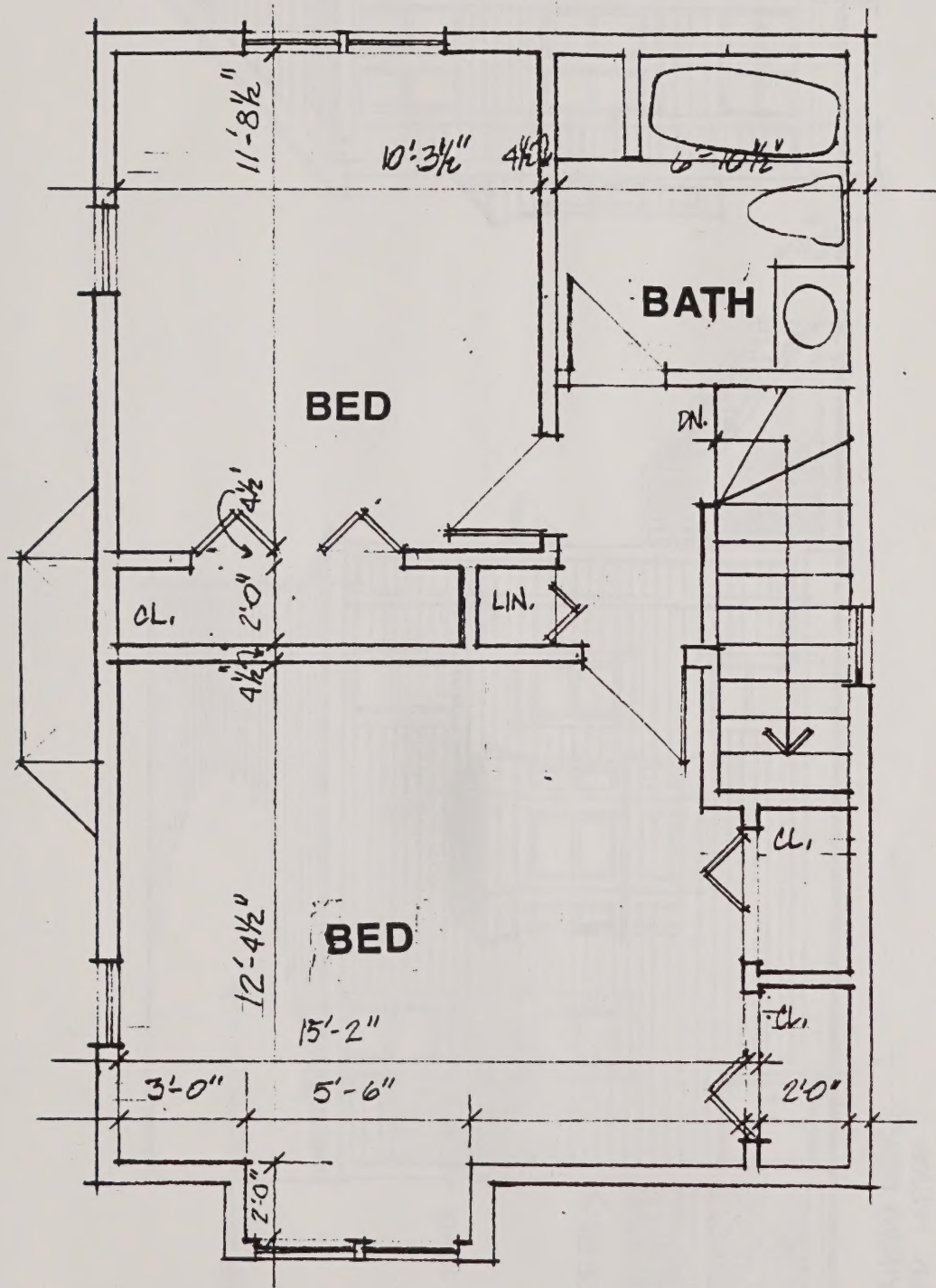
KIT.

DINING

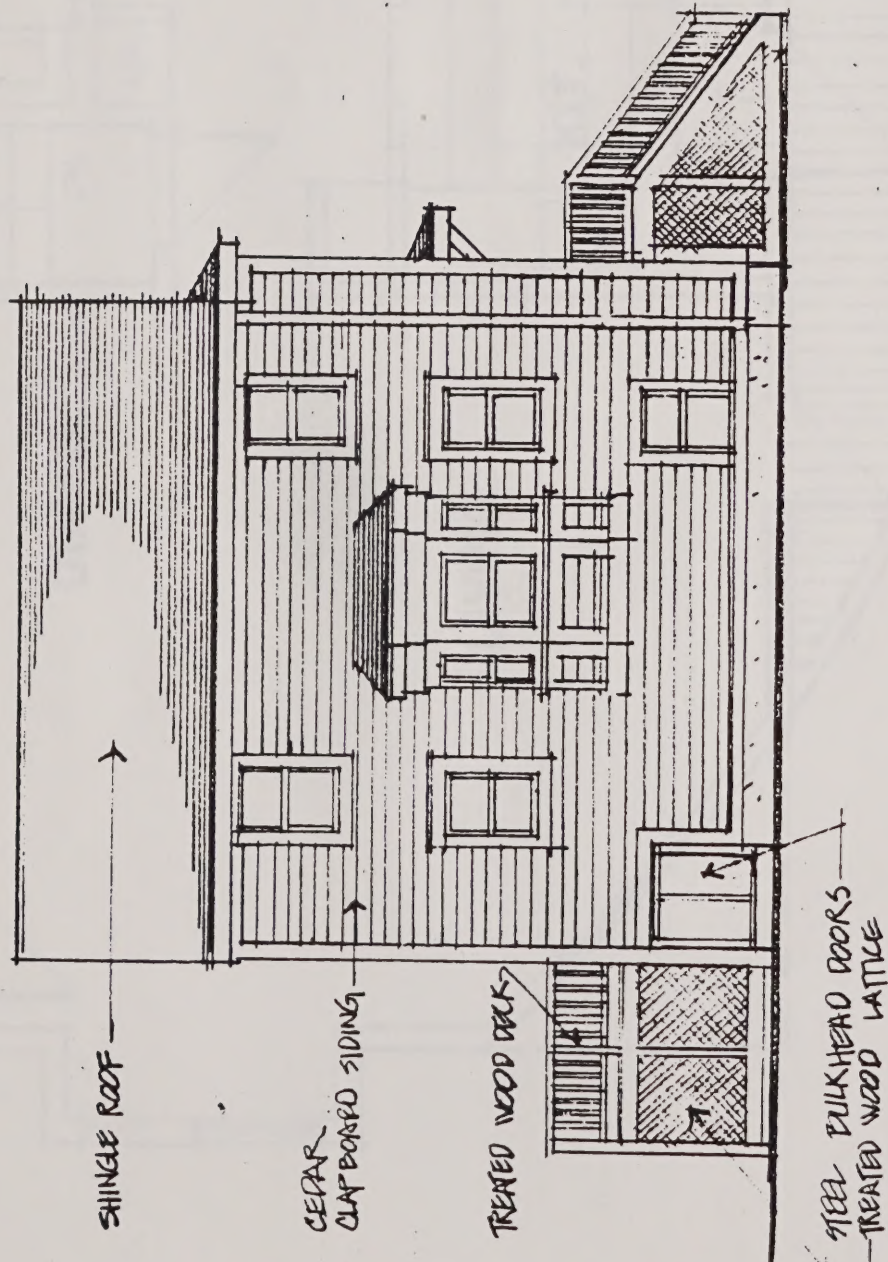
LIVING

FIRST FLOOR PLAN





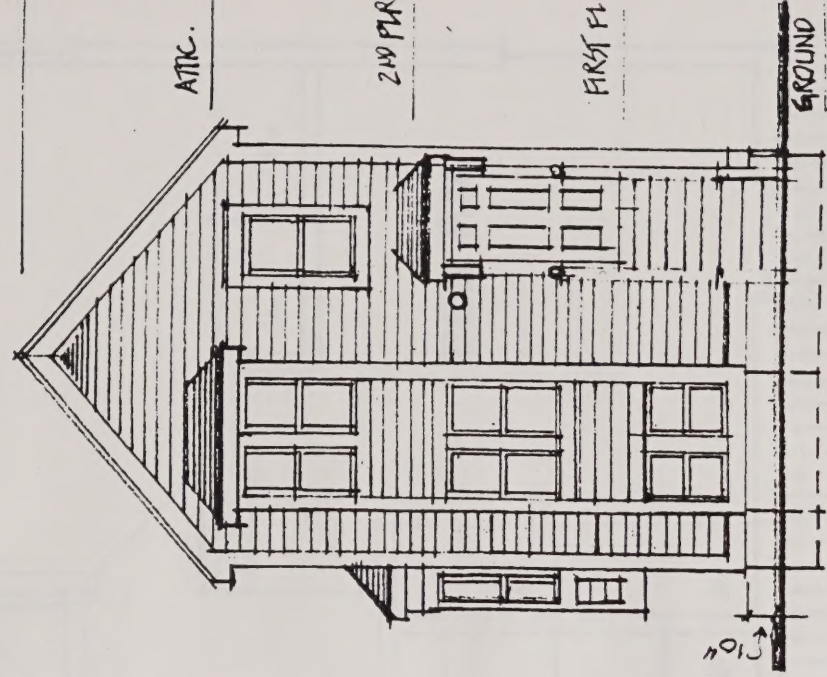
SECOND FLOOR PLAN



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

SINGLE FAMILY



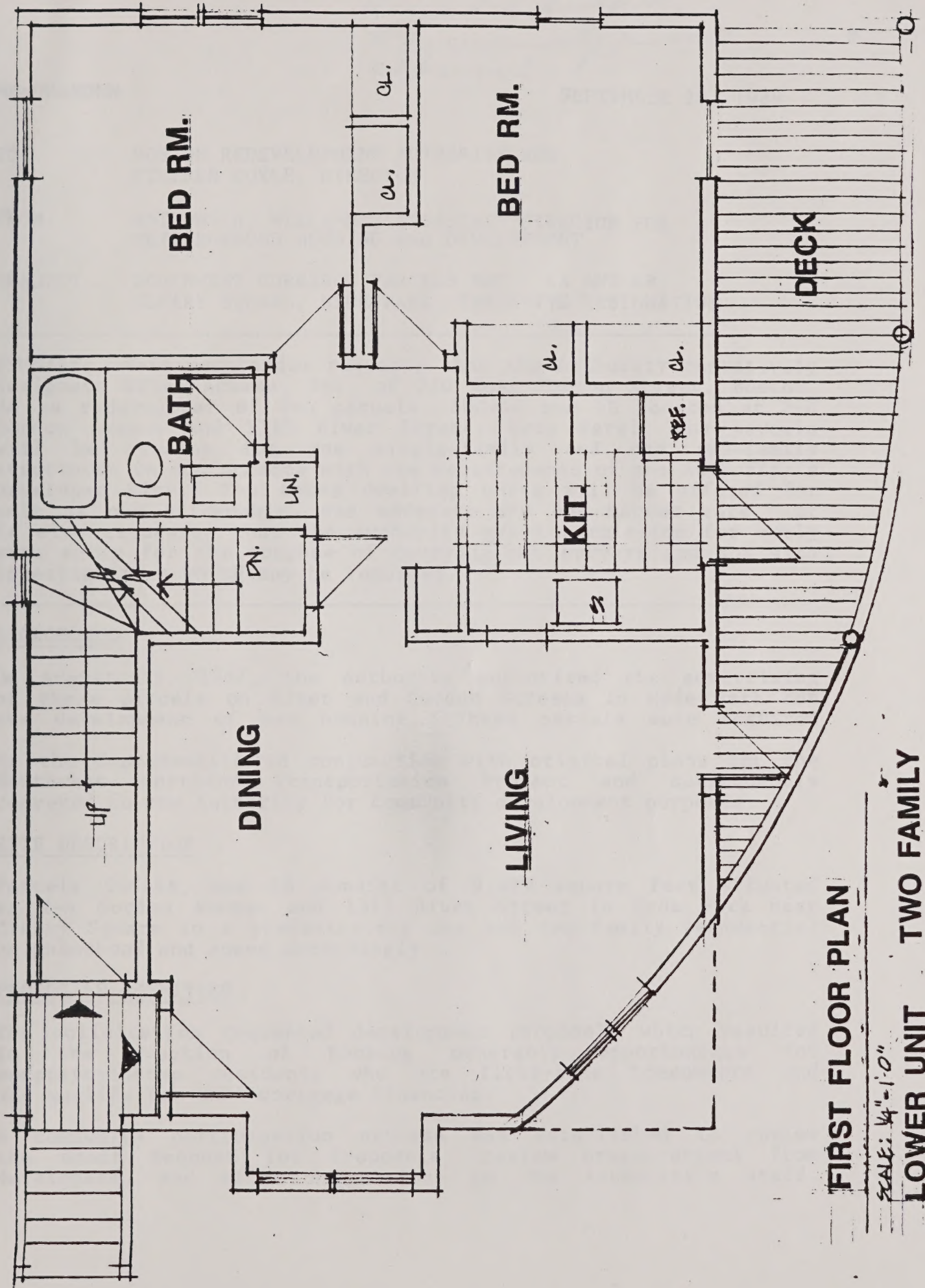
FRONT ELEVATION

ATTIC.

2ND FLR

FIRST FL

GROUND



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

LOWER UNIT

TWO FAMILY

*Amended subject
to community review
approval.*

MEMORANDUM

SEPTEMBER 29, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT

SUBJECT: SOUTHWEST CORRIDOR PARCELS SWC - 4A AND 4B,
CLEARY SQUARE, HYDE PARK, TENTATIVE DESIGNATION

SUMMARY: This memorandum requests that the Authority tentatively designate Urban Access, Inc. of 230 West Canton Street, Boston, MA as redeveloper of two parcels, SWC-4A and 4B located at 2-4 Gordon Avenue and 1315 River Street, Hyde Park. The parcels will be develop for one single-family and one two-family structures in conformance with the requirements of the Authority's Developer Kits. The three dwelling units will be offered for sale as one affordable, one moderate and one market rate. It is also requested that the Authority grant permission for early site entry for the purpose of carrying out surveys and any site investigations which may be required.

BACKGROUND

On August 13, 1987, the Authority authorized the advertising of these parcels on River and Gordon Streets in Hyde Park for the development of new housing. These parcels were acquired by the Commonwealth in conjunction with original plans for the Southwest Corridor Transportation Project and subsequently conveyed to the Authority for community development purposes.

SITE DESCRIPTION

Parcels SWC-4A, and 4B consist of 9,699 square feet situated at 2-4 Gordon Avenue and 1315 River Street in Hyde Park near Cleary Square in a predominately one and two family residential neighborhood and zoned accordingly.

PROPOSALS SUBMITTED

The solicitation requested development proposals which resulted in the creation of housing ownership opportunities for moderate-income residents who are first-time homeowners and who qualify for MHFA mortgage financing.

A community participation process was established to review the draft Request for Proposals, review presentations from developers, and offer suggestions to the Authority's staff.

Four proposals were submitted for the parcels. The proposal submitted by Urban Access, Inc. of Boston has received considerable support in community meetings and in letters of support to the Authority from Hyde Park residents.

RECOMMENDATION

Following BRA staff review and recommendations from residents of Hyde Park, the proposal submitted by Urban Access, Inc., Daniel L. Ocasio AIA, President and Victor A. Jorin, Vice President is recommended for tentative designation.

Urban Access, Inc. proposes to construct a single-family three bedroom home, and a two-family bedroom home on the site. One of the units will be within the Authority's affordable range, one moderate, and one at market rate. The total development cost will be \$386,201.

A letter from the Century Bank expressing interest in financing the proposal is attached.

The development of these parcels by Urban Access, Inc. will bring new home-ownership opportunities to this area of Hyde Park. It is therefore recommended that the Authority tentatively designate Urban Access, Inc. as redeveloper of Parcels SWC-4A and 4B for the purposes of developing one single family and one two-family homes in Hyde Park section of the City of Boston.

An appropriate resolution is attached.

